

Fact Sheet

Providence, RI

Available Land: 4.32 Acres

160 parking spaces

Room for expansion of approx 25,000 gsf

Approx. 10 minutes from campus, off Route 10

Outside the 500 year flood plain

Zoning:

M-1, Light Manufacturing

Printing, Warehousing, Parking all permitted as principal uses

Building Size:

77,670 total gross square feet

53,000 sf manufacturing space 12'-15' clear height

15,000 sf high bay warehousing 25' clear height

8,500 finished office space

Features:

Fully operating printing press until one year ago

All but the high bay storage space is fully air-conditioned

2000 amp, 480 volt, 3 phase electrical service

Fully sprinklered

One drive-in loading bay

Four loading docks (separate locations)

Req'd. Work:

Light build-out required for multiple uses

New roof required

Enhanced building envelope at high bay storage space

Floor leveling at high bay storage space

Climate control in high bay space

Installation of industrial-type shelving for library storage

Specific exhaust requirements of Graphic Services

Proposed Uses:

1) Graphic Services production facility, including office space, pre-press, production, finishing, and shipping and receiving = approximately 13,000 sf.

2) Library storage facility, including high-density storage for approximately 1.5 to 2 million volumes (projected capacity of 15-20 years), processing and loading space, a reading room, and office space for 5 staff and student employees = approximately 20,000 sf.

3) University archive records storage for on-campus departments = approximately 10,000-20,000 sf

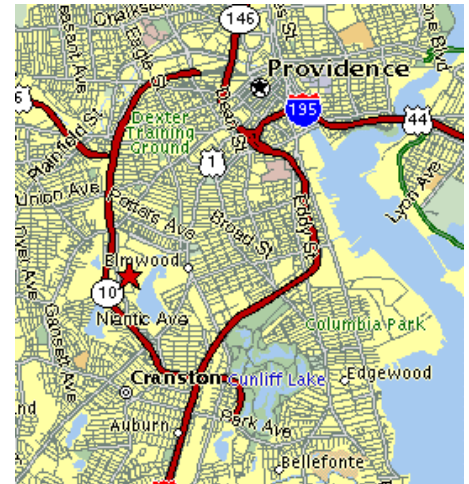
4) General University storage (Marvel Gym, Tockwotten, etc.) = approximately 30,000-40,000 sf

Library Needs:

Currently storing 300,000 volumes at Harvard Book Depository, Southboro, MA

Immediate need for storage of additional 600,000 volumes to reduce current crowding in University libraries.

Projected acquisition rates of 30-40,000 volumes per year.



The Building Location



View from front parking to Office



View from rear parking - High Bay on left, Storage straight ahead



View of high bay space